



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
3430 Courthouse Drive ♦ Ellicott City, Maryland 21043 ♦ 410-313-2350

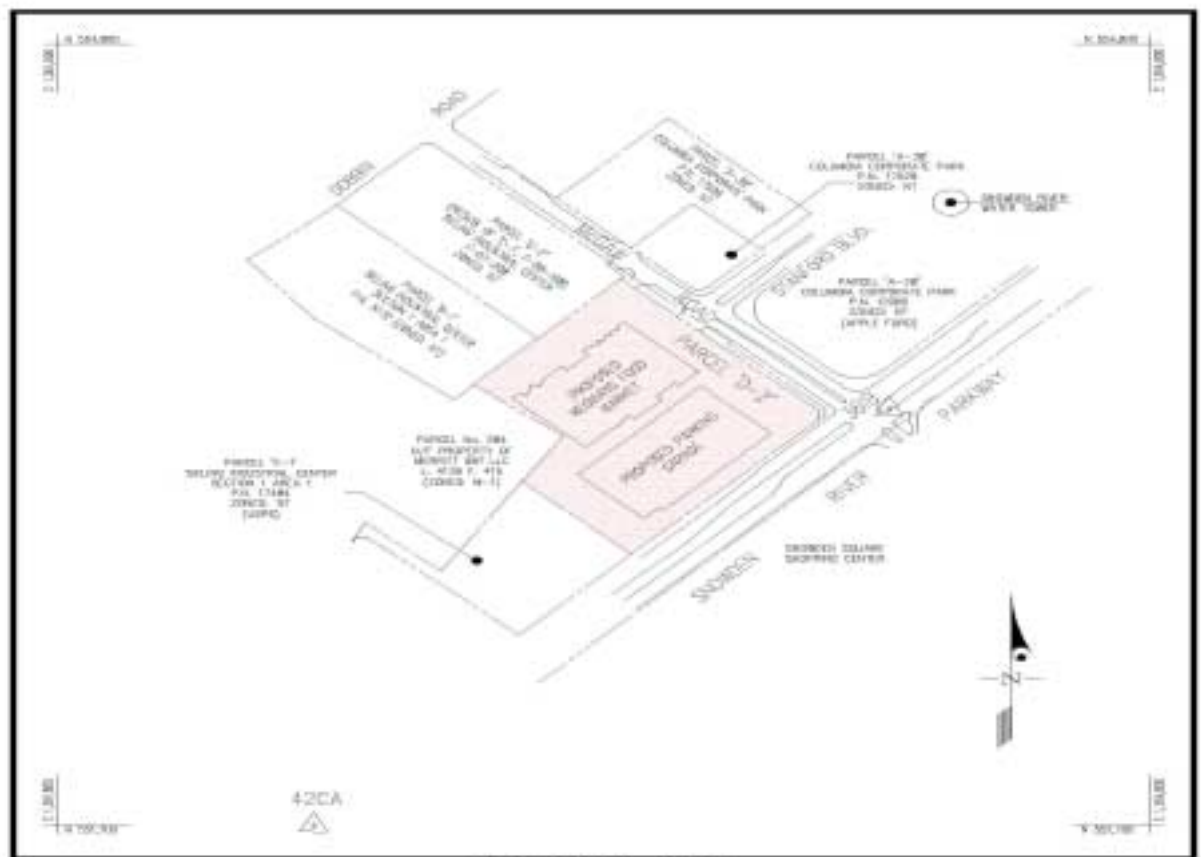
Marsha S. McLaughlin, Director

www.co.ho.md.us
FAX 410-313-3467
TDD 410-313-2323

TECHNICAL STAFF REPORT
WEGMANS FOOD MARKETS

Planning Board Meeting of January 3, 2008

- File No./Petitioner:** SDP-07-131, Wegmans Food Markets, Inc.
- Project Name:** Wegmans Food Markets, Columbia Sieling Industrial Center, Section 1, Area 1, Parcel "D-2"
- Request:** The request is for approval of a site development plan (SDP) for the construction of a two-story food market store, a two-level parking garage structure and associated site improvements in accordance with Final Development Plan (FDP), Phase 117-A-II. The subject property contains approximately 12.2 acres of land zoned "New Town - Employment Center Industrial".
- Location:** The subject property, Parcel "D-2" is located on the northwest corner of Snowden River Parkway and McGaw Road, identified as Parcel No. 356 on Tax Map 36, Grid No. 24 in the Sixth Election District of Howard County, Maryland.



VICINITY MAP

Vicinal Properties:

This site is located in the Sieling Industrial Center and is surrounded by the following:

North Side - To the north are Parcels "B-1" and "C-2", improved with existing warehouse and distribution structures zoned "NT-Employment Center Industrial" and further north is Dobbin Road.

East Side - To the east is McGaw Road and further east is the intersection with Stanford Boulevard and Parcels "A-28", "A-38" and "A-39", located within the Columbia Corporate Park, zoned "NT-Employment Center Industrial", improved with the existing Apple Ford auto dealership and the McGaw Plaza business center.

South Side - To the south is Snowden River Parkway and further south is the Gateway Commerce Center, zoned "M-1" and the Snowden Square Shopping Center, zoned "B-2".

West Side - To the west is Parcel "K-1", zoned "NT-Employment Center Industrial", improved with the existing U.S. Postal Service facility and Parcel No. 284, zoned "M-1", improved with an existing multiple tenant warehouse and distribution structure.

Site History:

- **FDP-117**, Final Development Plan and Criteria for the subject property was recorded on May 4, 1972.
- **FDP-117-A-I**, amended FDP was recorded on January 25, 1994 for the purpose to include the use of a communication facility on Open Space Lot 19.
- **FDP-117-A-II**, amended FDP approved by the Planning Board on September 6, 2007 for the purpose to clarify the full service food and grocery store use in the "Employment Center-Industrial" land use area. The FDP was recorded on September 27, 2007.
- **F-72-90**, Final Plan to establish Parcel "D" was recorded on May 31, 1972.
- **F-05-124**, Final Plan to establish Parcel "D-1" was recorded on June 10, 2005.
- **F-07-208**, Final Plan to establish Parcel "D-2" determined technically complete on December 14, 2007.
- **SDP-89-05**, Site Development Plan for the existing site improvements located on Parcel "D" received signature approval on December 27, 1989.

Site Analysis:

Site Improvements - The proposed food market is a two-story 40'-8" high structure to the top of a parapet wall with an elevated clock tower with a maximum height elevation of 92.07 feet. The size of the building is approximately 267' x 430' with a gross floor area of 160,000 square feet (116,500 sq. ft. first floor level and a 43,500 sq. ft. mezzanine level). The parking garage is a two level structure with an average height of 20 feet to the parking deck parapet and 36 feet to the top of the stairway towers and is approximately 267' x 485' in size containing a total of 846 parking spaces. In addition to the parking garage, there will be 93 surface parking spaces provided.

Vehicular Access - This site is provided access from McGaw Road by a main entrance drive approximately 100 feet in width containing two lanes for each direction separated with a center median island. The main site entrance is located onto McGaw Road directly opposite of the intersection with Stanford

Boulevard. Additionally, a separate 30 foot wide service drive is provided onto McGaw Road located at the northeast corner of the property.

Storm Water Management (SWM) - Storm water management for this project is provided by an on-site surface sand filter pond and by an underground facility as part of this SDP.

Environmental Considerations - There are no wetlands, streams or 100 year flood plain areas located within the subject property.

Landscaping - The Landscape Plan for this project complies with the Howard County Landscape Manual.

Forest Conservation - This site is exempt from the Forest Conservation Ordinance in accordance with Section 16.1202(b)(1)(iv) of the Howard County Code, because it is part of a Planned Unit Development (New Town) with Preliminary Plan approval prior to December 31, 1992.

Adequate Public Facilities - An updated APFO roads test was submitted and approved for this project under this SDP and Final Plan, F-07-208 by the DPZ, Development Engineering Division on December 14, 2007. Based on the "Traffic Impact Analysis" submitted for this project and the proposed roadway improvements to be constructed under Final Plan, F-07-208, it has been determined by the Department of Planning and Zoning and the Department of Public Works that capacity and mitigation standards of the Adequate Public Facilities Ordinance have been met and that roads serving this project will be adequate.

Summary of Proposed Road Improvements:

- The existing northbound double left turn lane along Snowden River Parkway at McGaw Road will be lengthened to allow a total storage of 50 to 55 vehicles at the traffic signal.
- The existing traffic signal on Snowden River Parkway at McGaw Road will be modified as required.
- A new traffic signal will be installed on McGaw Road at Stanford Boulevard and the proposed Wegmans access entrance. The new traffic signal will be interconnected with the existing traffic signal at McGaw Road and Snowden River Parkway to allow free flow movement of traffic making a left turn into the Wegmans access entrance.
- A new double left turn lane will be installed along McGaw Road at the Wegmans access entrance.
- Additional road widening will occur along both the eastbound and westbound lanes of McGaw Road in the vicinity of the Wegmans access entrance.

FDP Development Criteria Requirements - This SDP is in compliance with all applicable requirements of FDP-117-A-II, except for the height of the proposed elevated clock tower architectural building feature, as follows:

■ **Setback Requirements (Criteria Item 6):**

Required - A 50' structure setback is required from a freeway or primary road (principal or intermediate divided arterial highway). A 25' structure

and parking setback is required from any other public road right-of-way. Any structure exceeding 20' in height shall be setback an additional 1' for every 1' in height in excess of 20'. No structure shall be located within 100' of any residential district.

Provided - The proposed food market and parking garage structures both comply with the required setbacks. Additionally, the surface parking lot spaces comply with the setback requirement.

■ **Permitted Land Uses (Criteria Item 7):**

The proposed food market is a permitted land use in the "New Town-Employment Center Industrial" zoning district per recorded FDP-117-A-II. An FDP amendment to clarify that a large full service food and grocery store is permitted as one of the commercial uses ancillary to or compatible with the permitted industrial uses was approved by the Planning Board at a meeting on September 6, 2007.

■ **Height Requirement (Criteria Item 8):**

There is a 50' height limitation for structures located within this phase of the Sieling Industrial Center of Columbia, however, structures may be constructed to any height provided it is shown on an SDP approved by the Planning Board. The proposed food market is a two-story 40'-8" high structure to the top of a parapet wall with an elevated clock tower with a height elevation of 92.07 feet. The proposed height for the elevated clock tower requires approval from the Planning Board for a height adjustment beyond the 50' height requirement. The parking garage is a two level structure with a maximum height of 36 feet high to the top of the stairway towers.

■ **Parking Requirements (Criteria Item 9):**

FDP-117-A-II and Section 133.D of the Howard County Zoning Regulations require 5 parking spaces for each 1,000 square feet of net leasable floor area devoted to commercial retail sales. The total parking space requirement for this project is 800 spaces based on 160,000 square feet of floor area. This SDP is providing a total of 939 parking spaces (93 surface parking spaces and 846 garage parking spaces).

■ **Lot Coverage (Criteria Item 12):**

There is a 50% lot coverage requirement imposed for structures within this phase of the Sieling Industrial Center of Columbia, except as shown on an SDP approved by the Planning Board. The proposed total building coverage for this project is 47.4% (includes both the food store and parking garage structure).

SRC Action:

On December 19, 2007, the Subdivision Review Committee (SRC) determined that this SDP may be approved. Final Plan, F-07-208 was determined technically complete by the SRC on December 14, 2007.

Please note that this file is available for public review at the Department of Planning and Zoning's public service counter, Monday through Friday, 8:00 a.m. to 5:00 p.m.

Recommendation:

The Department of Planning and Zoning recommends that the Planning Board approve this SDP, subject to compliance with the SRC agency comments issued for SDP-07-131 and Final Plan, F-07-208.

12/20/07
Date


Marsha S. McLaughlin, Director
Department of Planning and Zoning



GLWGUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
5909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L:\CADD\DRAWINGS\07005\RENDER\07005-RENDER.dwg

DES.

DRN.

CHK.

DATE

REVISION

BY

APPR.

PREPARED FOR:

OWNER/DEVELOPER/LAND LEASER:
SCIENCE FICTION, LLC
C/O ANTWERPEN AUTOMOTIVE GROUP
6440 BALTIMORE NATIONAL PIKE
CATONSVILLE, MD 21228

CONTACT: TIM HARRISON

LAND LEASEE:
WEGMANS FOOD MARKETS, INC.
100 WEGMANS MARKET STREET
ROCHESTER, NY 14624

CONTACT: STEPHEN LEATY
585-464-4600 EXT. 6833

EXHIBIT

WEGMANS FOOD MARKETS
COLUMBIA SIELING INDUSTRIAL CENTER
PARCEL 'D-2' (redevelopment of Parcel D-1)
TAX MAP PARCEL 356
SECTION 1, AREA 1; PLAT Nos. 17484 & _____

6TH ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

SCALE

1"=50'

DATE

Nov./2007

ZONING

NT

TAX MAP - GRID

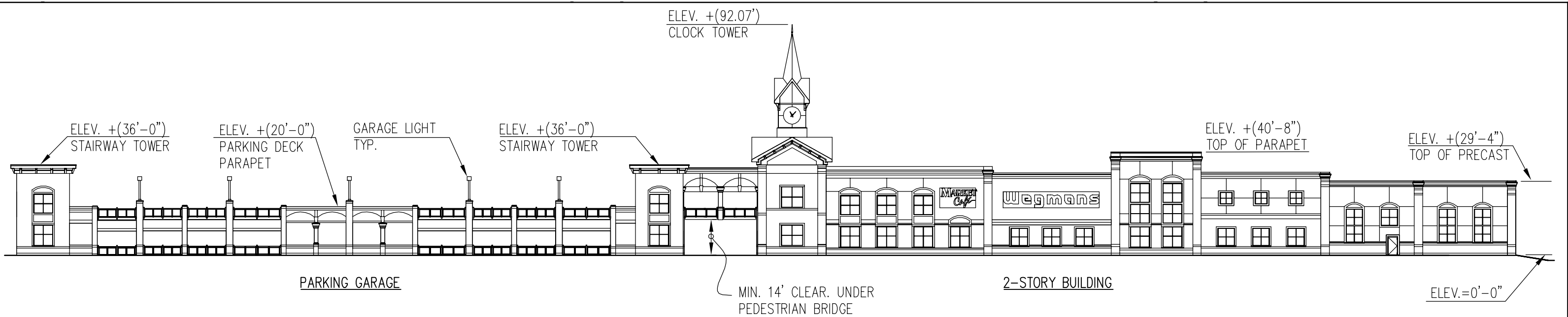
TM 36 - 24

G. L. W. FILE No.

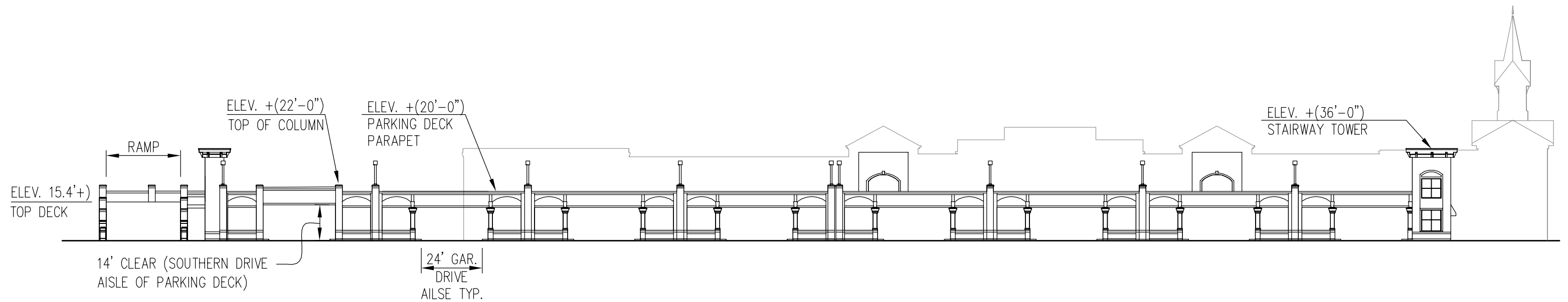
07005

SHEET

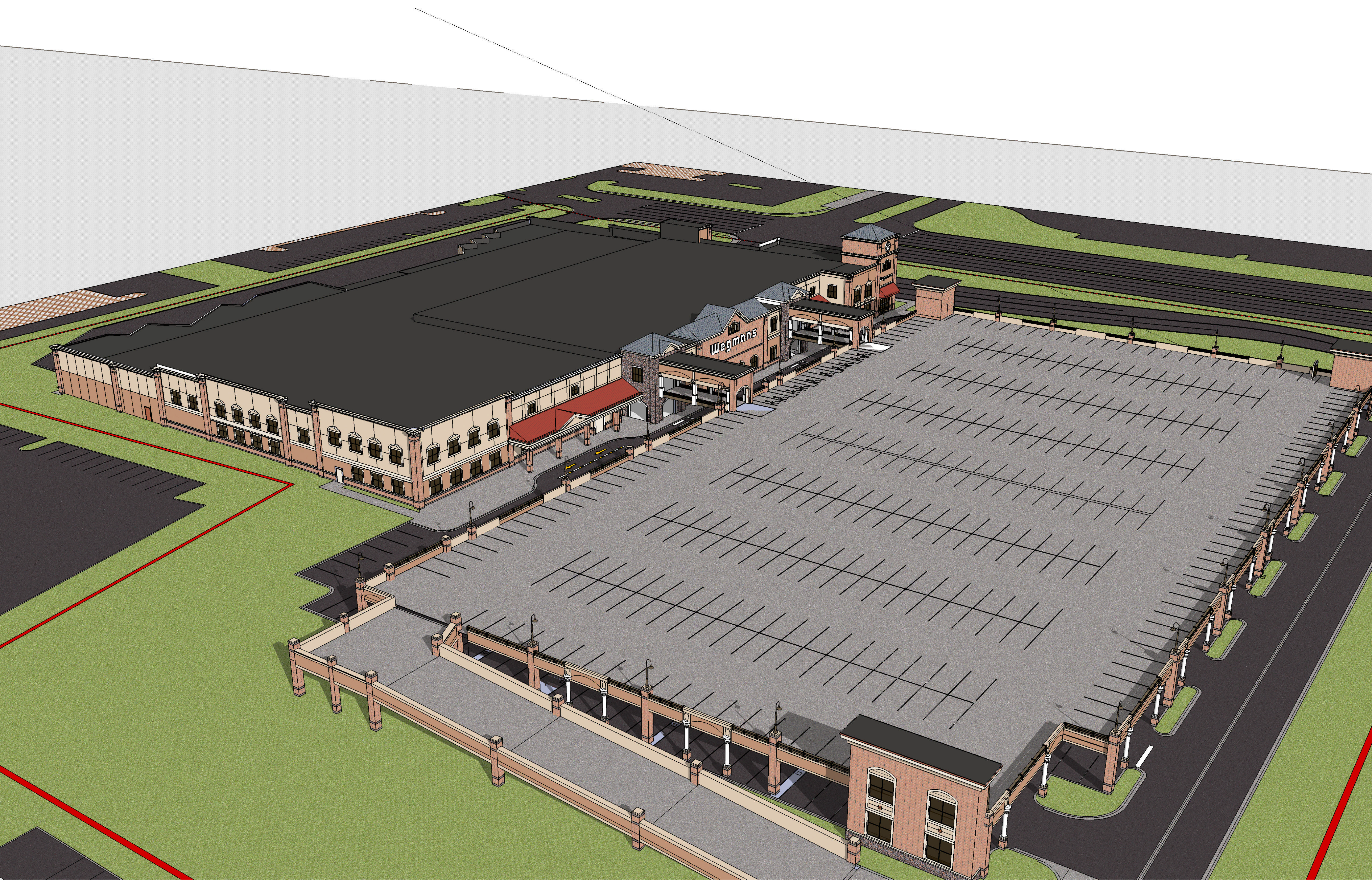
1 OF 1

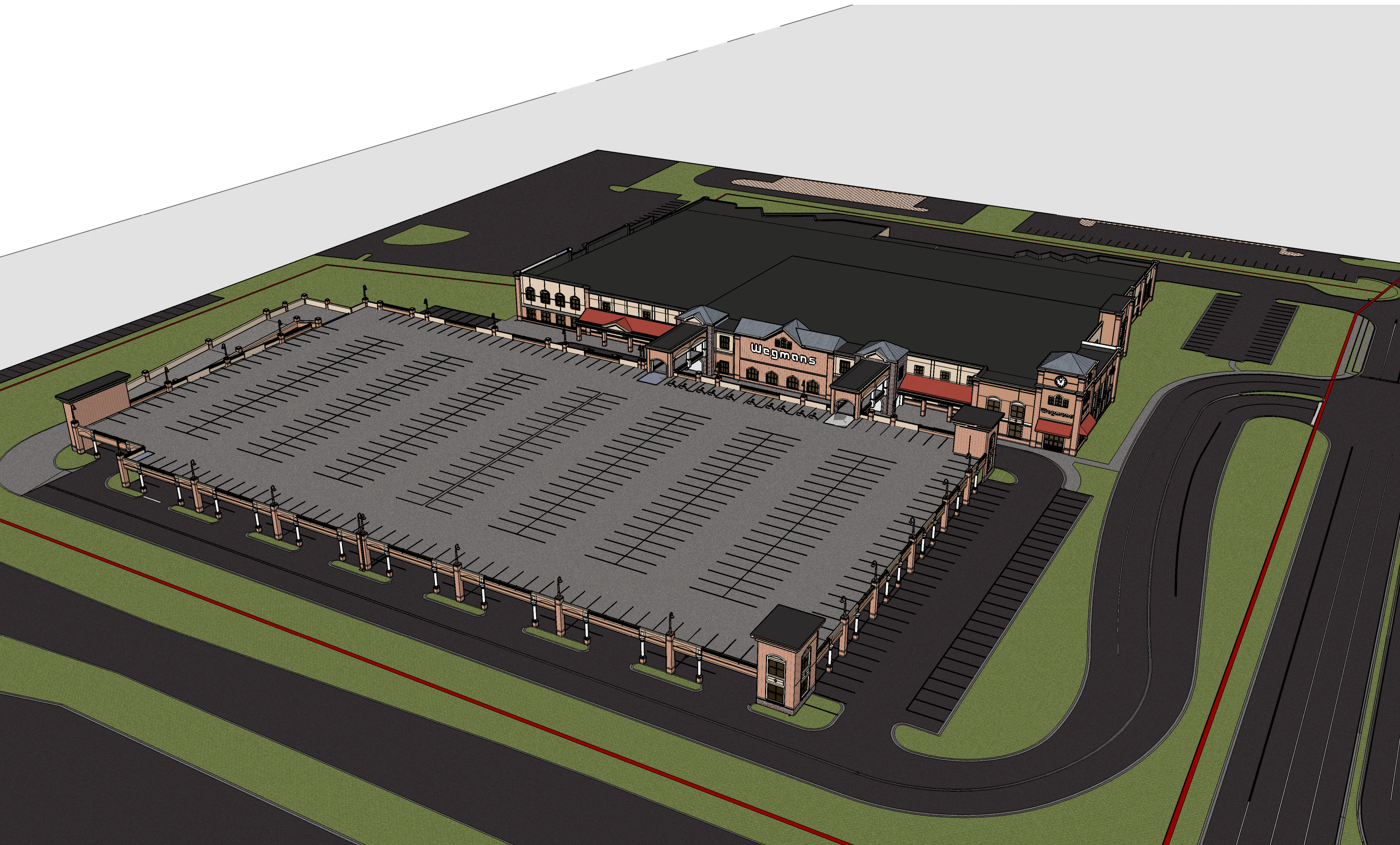


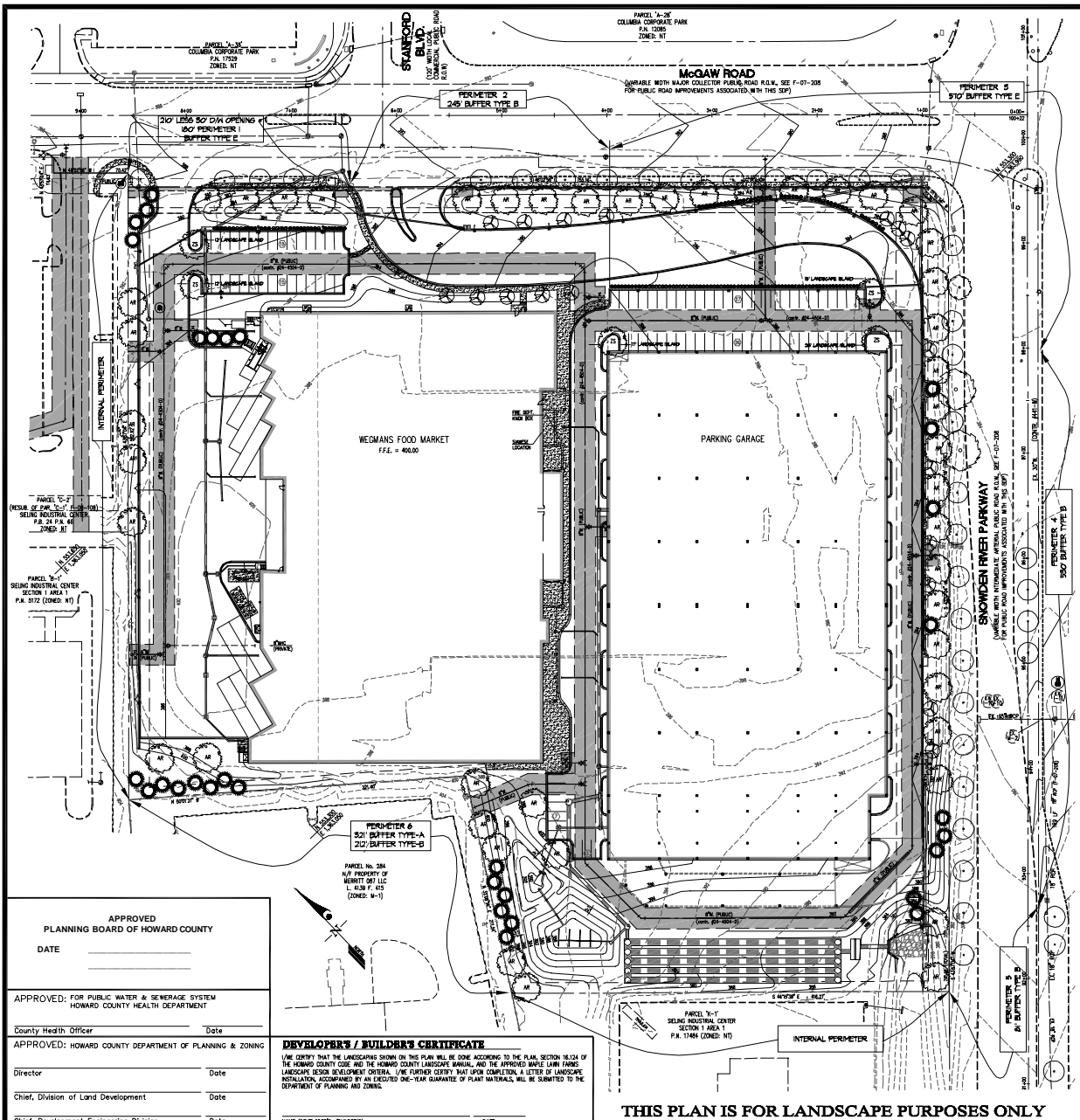
NORTH ELEVATION (FRONTAGE on McGAW ROAD)



EAST ELEVATION (FRONTAGE on SNOWDEN RIVER PARKWAY)







PLANT LEGEND:

- PROPOSED SHADE TREE (NEW)
- PROPOSED EVERGREEN TREE (NEW)
- PROPOSED ORNAMENTAL TREE (NEW)
- PROPOSED SHRUB (NEW)
- EXISTING TREE TO REMAIN PER THIS SET
- STREET TREE PER F-07-206

SCHEDULE A - PERIMETER LANDSCAPE EDGE

PERIMETER LOCATION	McGAW ROAD, PERIMETER (1)	McGAW ROAD, PERIMETER (2)	McGAW ROAD AND SNOWDEN RIVER, PERIMETER (3)	SNOWDEN RIVER, PERIMETER (4)	SNOWDEN RIVER, PERIMETER (5)	MURRITT OIL LLC PERIMETER (6)	INTERNAL (ALL OTHERS)
USE SITUATION	PARKING ADJACENT TO PUBLIC ROAD	NON-RESIDENTIAL ADJACENT TO PUBLIC ROAD	PARKING ADJACENT TO PUBLIC ROAD	NON-RESIDENTIAL ADJACENT TO PUBLIC ROAD	STORMWATER MANAGEMENT ADJACENT TO PUBLIC ROAD	NON-RESIDENTIAL ADJACENT TO NON-RESIDENTIAL	INTERNAL
LANDSCAPE BUFFER TYPE	E	B	E	B	B	A	N/A
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	180 LF	245 LF	465 LF	530 LF	81 LF	321 LF	212 LF
CREDIT FOR EXISTING VEGETATION	NONE	NONE	NONE	NONE	NONE	NONE	N/A
CREDIT FOR WALL, FENCE OR BERM	NONE	NONE	NONE	NONE	NONE	NONE	N/A
LENGTH OF PERIMETER TO BE BUFFERED	180 LF	245 LF	465 LF	530 LF	81 LF	321 LF	211 LF
NUMBER OF PLANTS REQUIRED							
SHADE TREES	5	5	12	11	2	6	5
EVERGREEN TREES	NONE	6	NONE	13	2	NONE	6
SHRUBS	45	NONE	117	NONE	NONE	NONE	NONE
NUMBER OF PLANTS PROVIDED							
SHADE TREES	4	4	11	11	2	8 for 4 shade	5
EVERGREEN TREES	4, 2 for 1 shade and 2 for 10 shrubs	0	0	7	0	0	6
ORNAMENTAL TREES (@ 2:1 substitution)	0	8 ornamental, 2 for 1 shade and 6 for 6 ex	3 ornamental for 1 shade tree	6 for 6 evergreen	0	0	0
SHRUBS (10:1 substitution)	35	0	117	0	0	0	0

SURETY FOR SCHEDULE 'A':
45 SHADE TREES @ \$300/TREE = \$ 13,500.00
27 EVERGREEN TREES @ \$150/TREE = \$ 4,050.00
182 SHRUBS @ \$30/SHRUB = \$ 5,460.00
TOTAL SURETY = \$ 23,010.00

SCHEDULE B - PARKING LOT INTERNAL LANDSCAPING

NUMBER OF PARKING SPACES	85 NEW SURFACE PARKING SPACES
NUMBER OF TREES REQUIRED	5 (1 SHADE TREE PER 20 PARKING SPACES)
NUMBER OF TREES PROVIDED	5
SHADE TREES	
OTHER TREES (2:1 substitution)	

THE SURETY FOR THE REQUIRED PLANTING PER SCHEDULE-B IS: 5 trees x \$300/tree = \$1,500.00

PLANT LIST

SYMBOL	QUANT.	SIZE	NAME (BOTANICAL/COMMON) OF PLANTS FOR SELECTION BY OWNER/REVIEW	COMMENTS
46	1	3-3.5" CAL.	ACER RUBROV. 'RED SUNSET' / RED SUNSET RED MAPLE	ALL BAB
5	1	3-3.5" CAL.	CELANIA SPERMAT. 'VILLAGE GREEN' / VILLAGE GREEN CELANIA	ALL BAB
31	1	8" HT. MIN.	CUPRESSOCYPARUS LEUCODERM. / LITLAND CYPRESS	ALL BAB
18	1	ALL ORNAMENTAL, FLOWERING TREES SHALL BE A MIN. OF 2" CAL. AND 8-10' HT.	CHOICE OF THE FOLLOWING SPECIES: BETULA NIGRA / RIVER BIRCH LACONOSTERNA NODOSA / GRAPE VIOLETT MALUS ZIBOLDII / ZIBOLDII MALUS MALUS ZIBOLDII / ZIBOLDII MALUS	ALL BAB
152	1	ALL SHRUBS SHALL BE A MIN. OF 2" HT.	CHOICE OF THE FOLLOWING SPECIES: VIBURNUM RHYTHYDOPHYLLUM / LEATHERLEAF VIBURNUM FORSYTHIA KOREANA 'GREEN VELVET' / GREEN VELVET FORSYTHIA BRUNELLA MACROPHYLLA KOREANA 'GREEN VELVET' / GREEN VELVET BRUNELLA	CONT

(ALL LANDSCAPE PLANTING ABOVE THE MINIMUM IS VOLUNTARY AND NOT MANDATORY)

THIS PLAN IS FOR LANDSCAPE PURPOSES ONLY

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE _____

APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEM
HOWARD COUNTY HEALTH DEPARTMENT

County Health Officer _____ Date _____

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director _____ Date _____

Chief, Division of Land Development _____ Date _____

Chief, Development Engineering Division _____ Date _____

DEVELOPER'S / BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL, AND THE APPROVED MAPS, LAMP PLANS, LANDSCAPE DESIGN DEVELOPMENT ORDERS, I/WE CERTIFY THAT UPON COMPLETION, A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE-YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

NAME (DEVELOPER'S/BUILDERS) _____ DATE _____

GLW
GUTHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3809 NATIONAL BLVD., SUITE 250 - BURLINGAME OFFICE PARK
BURLINGAME, MARYLAND 20814
TEL: 301-421-4254 FAX: 301-421-4255
WWW.GLWPA.COM

DATE	REVISION	BY	APPR.

PREPARED FOR:
LAND LEASER
SCIENCE FICTON, LLC
C/O ANTIPOPER AUTOMOTIVE GROUP
8440 BALTIMORE NATIONAL PIKE
CATONSVILLE, MD 21228
CONTACT: TIM HARRISON
540-464-4600 EXT. 6833

LANDSCAPE ARCHITECT
WEGMANS FOOD MARKETS, INC.
100 WEGMANS MARKET STREET
ROCHESTER, NY 14624
CONTACT: STEPHEN LEATY
585-464-4600 EXT. 6833

LANDSCAPE PLAN
WEGMANS FOOD MARKETS
COLUMBIA BELLEVILLE INDUSTRIAL CENTER
PARCEL 10-1 (subdevelopment of Parcel 10-1)
TAX MAP PARCEL 306
SECTION 1, AREA 5, PLAT No. 1748 & _____

SCALE: 1"=50'
DATE: Nov./2007
ZONING: NT
TAX MAP - GRID: TM 36 - 24
G. L. W. FILE No.: 07005
SHEET: 11 OF 12

6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND